

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction PALMDALE

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	42				
(10) Total by Income Table A/A3			0	0	0	42					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	42	0	0	0	0	42	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1395	0	0	0	0	0	0	0	0	0	0	1395
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	827	0	0	0	0	0	0	0	0	0	0	827
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		898	0	0	0	0	0	0	0	0	0	0	898
Above Moderate		2332	0	42	0	0	0	0	0	0	-	42	2290
Total RHNA by COG. Enter allocation number:		5452											
Total Units ▶ ▶ ▶			0	42	0	0	0	0	0	0	0	42	5410
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Multifamily & Single Family Rental Rehabilitation Loans	Low-interest loans to owners of single and multifamily rental properties	2013-2021	No new actions taken in 2014
Emergency Grant	One-time grants for housing repairs to very low income (50% of median or less) owner-occupants of single family homes.	2013-2021	Nine (9) single family homes that were assisted. Assistance provided to these homes included services and repair to water heaters, swamp coolers, air conditioners, gas lines, and sewer.
Rental Housing Inspection	Building & Safety inspection of all residential rental properties on a regular schedule.	2013-2021	Ongoing program
Rezoning to provide Adequate Sites for RHNA	Rezone land to provide sufficient sites for Very-Low and Low Income RHNA allocation.	2012	Rezoning completed October 2012
Mobile Home Space Rent Control	Regulates increases in month to month rent costs for mobile home park spaces to ensure affordability	2013-2021	The City took action for a violation at Joshua View Mobile Home Park. The City is currently working on a settlement agreement with the property owner.
Enforcement of Mobile Home Park Lease Term	Forbids mobile home park owners from	Ongoing	Ongoing program

Ordinances	requiring residents to sign lease/rental that exempts space from rent control		
Mobile Home Park Homeownership & Rehabilitation	Makes loans to eligible households for purchase of homes in 3 City owned parks	2013-2021	An upgrade to 1/3 of the electrical system at the Boulders at the Lake was completed in 2014. Ongoing program
Mortgage Revenue Bond	Issuance of mortgage revenue bonds for purchase and rehabilitation or new construction.	2013-2021	No actions taken in 2014
Conversion of At-Risk Units	Steps to be taken to ensure 303 at-risk units in 6 projects are not lost through conversion to market rate units.	2013-2021	Ongoing program
Housing Impact Review	Review housing impacts of proposed City policies, programs & actions for consistency with RHNA.	2013-2021	Ongoing program
Housing for Agricultural Employees & Employee Housing	Amend Zoning Ordinance to comply with Health & Safety Code Sec. 17021.5 and 17021.6	2013-2021	Zoning Ordinance Amendment completed October 2012. No actions taken in 2014.
Fair Housing Services	City contracts with Housing Rights Center of LA to provide public information, training & investigation of fair housing complaints.	2013-2021	Ongoing program
Fair Housing Affirmative Marketing Practices	Provides information to managers of rental housing who participate in PAC.	2013-2021	Ongoing program
Temporary Dependent Units	Amend Zoning Ordinance to remove program that is no longer compliant with State law.	2012	Zoning Ordinance Amendment completed October 2012
Senior Housing	Develop households for persons 55 or older.	2013-2021	No new actions were taken in 2014
Housing for the Developmentally Disabled	Work with North LA Regional Center to implement outreach program.	2013-2021	Ongoing program
Transitional and Supportive Housing Facilities	Amend Zoning Ordinance to comply with SB 2	2013-2021	Zoning Ordinance Amendment completed October 2012. Conditional Use Permit 12-006 was approved September 2012 to establish a boarding house that will provide affordable transitional housing for up to 22 at-risk young adults.
South Antelope Valley Emergency Services Program (SAVES)	Provide administrative funding to program which provides services referrals, motel	2013-2021	Funding for program is ongoing

	vouchers, emergency food and clothing to homeless and very low income individuals and families.		
Homeless Persons Facilities Designation	Amend Zoning Ordinance in compliance with SB 2 for homeless shelter by right in at least 1 zone.	2013-2021	Zoning Ordinance Amendment completed October 2012. Ongoing program.
Handicap Access to Housing	Requests for Reasonable Accommodation may be made by any person with a disability.	2013-2021	Ongoing program to grant reasonable accommodation requests in accordance with the Zoning Ordinance
Residential Care Facilities	Permit Large Residential Care Facilities subject to Site Plan Review approval in the same way that multifamily housing for five or more units within the R-2 and R-3 is permitted	2013-2021	Ongoing program. Zoning Ordinance Amendment completed October 2012. Conditional Use Permit 14-017 was approved December 2014 to construct an assisted living facility and a memory care unit
Energy & Water Conservation	Enforce Title 24, GC Sec. 65591, and the Water Conservation and Landscaping Act, and City Ordinance No. 1262 for water conservation	2013-2021	Ongoing program
Neighborhood Improvement Program	Improve the quality of selected low and moderate income single family neighborhoods by enforcing compliance with building, safety, health, fire and other regulations	2013-2021	Working on Focus Neighborhood Nos. 1 through 5 with small local nonprofits and property owners to rehabilitate and increase the availability of small to medium size affordable housing, one to eleven units.
Partners Against Crime (PAC)	Coordinates activities of code Enforcement, Housing, Sheriff's department, Public Safety, Public Works, Fire Department and LA County Health Services to address multiple problems of crime and poor property management and maintenance in multifamily housing.	2013-2021	Program operational and ongoing
Partners for a Better Palmdale	Strategic planning & programs for public safety & neighborhood development	2013-2021	Ongoing program
Transit Village Specific Plan and New Construction Affordability	A variety of denser housing types surrounding the Palmdale Transportation Center on 110 acres.	2013-2021	Certificate of Occupancy issued for 78 affordable units issued in 2013, 78 units in 2014 - permits for 46 affordable townhomes scheduled for 2016.
Density Bonus	Provide a 25% density bonus for developers who make 10% of units	2013-2021	Ongoing program to grant bonuses as provided in Zoning Ordinance



	affordable to households earning 50% of AMI or 20% of units affordable to households earning 60% of AMI		
Second Unit Ordinance	Provide ongoing program to approved second units	2013-2021	Ongoing program to approve second dwelling unit, no units applied for in 2014
Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers. To be utilized in Transit Village for sale of townhomes to low-moderate income families.	2013-2021	No actions take in 2014
Mobile Home First Time Homebuyer Program	Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.	213-2021	No actions taken in 2014
Affordable Housing Land Bank	Acquire & assemble parcels for new construction of affordable single and multifamily units using Housing set-aside & other funds	2013-2021	No actions taken in 2014. Acquisition of one vacant lot in Focus Neighborhood No. 3 was completed for future development
Affordable Housing Construction Program	Provide funding (land and/or low-interest, deferred interest or residual receipts) loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions & build new affordable housing	2013-2021	Land Use approvals obtained in 2012 and building permits to be issued in 2015 to provide for 11 extremely low income units for emancipated youth/students. Certificate of Occupancy issued for 78 affordable units within Transit Village.
Small Lot Consolidation	City to play active role in facilitating lot consolidations and offer identified incentives.	2013-2021	Ongoing program
Large Site Development	City to play active role in facilitating land divisions and lot line adjustments to assist housing development for lower income households.	2013-2021	Ongoing program
Single Family Rehabilitation Loan	Provide rehabilitation loans to owner-	2013-2021	No new actions taken in 2014

	occupants of single family houses and mobile homes who earn 80% or less of AMI.		
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General Comments: